

# DEED OF TRUST

THIS DEED OF TRUST, made this 11th day of January, 19 99  
 between Jill S. Deeter, Trustee of the JSD Trust (hereinafter called GRANTOR or TRUSTOR),  
 whose mailing address is 631 Green Acres Dr., Gardnerville, NV 89410  
 and Astonian Trade Resources (hereinafter called Trustee),  
 and Astonian Trade Resources (hereinafter called BENEFICIARY).

WITNESSETH: That WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of Seven Hundred and Fifty Thousand DOLLARS (\$ 750,000.00) and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefor by Trustor;

NOW, THEREFORE, for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be hereafter be advanced for the account of Trustor by Beneficiary with interest thereon.

TRUSTOR irrevocably GRANTS AND TRANSFERS TO TRUSTEE, in TRUST WITH POWER OF SALE, all that property in Douglas County Nevada described as: (Set forth legal description and commonly known street address, if known)

631 Green Acres Dr. (See Exhibit A Attached hereto)

ASSESSORS PARCEL NO. 19-290-36

TOGETHER WITH all appurtenances in which Trustee has any interest, including water rights benefitting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues and profits of said realty, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. The following covenants Nos. 1,2,3,4,5,6,7,8 and 9 of NRS 107.030 are hereby adopted and made a part of this Deed of Trust, EXCEPT ONLY that the amounts agreed upon by the parties to this instrument with respect to covenants Nos. 2,4 and 7 incorporated by reference of such trusts and agreements is respectively as follows: Covenant No.2 \$ \_\_\_\_\_; Covenant No. 4, \_\_\_\_\_%; Covenant No. 7 \_\_\_\_\_%. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated in this Deed of Trust.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

IN WITNESS WHEREOF, Grantor has executed this instrument.

In Witness Whereof, I/We have hereunto set my hand/our hands this 11th day of January, 19 99

Jill S. Deeter  
 (Signature)  
Jill S. Deeter  
 (Print or type name here)

\_\_\_\_\_  
 (Signature)  
 \_\_\_\_\_  
 (Print or type name here)

STATE OF NEVADA )  
 COUNTY OF Carson City )  
 On this 11th day of January, 19 99  
 personally appeared before me, a Notary Public

RECORDING REQUESTED BY AND MAIL TO  
 NAME Astonian Trade Resources  
 ADDRESS 975 Wayne Ave., Box 105  
 CITY/ST/ZIP Chambersburg, PA 17201  
 If applicable mail tax statements to  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY/ST/ZIP \_\_\_\_\_

personally known to me to be the person(s) whose name(s) is subscribed to the above instrument who acknowledged that She executed the instrument

Witness my hand and official seal

Debra L. Sisco  
 (Notary Public)

**Debra L. Sisco**  
 Notary Public - State of Nevada (Notary Seal)  
 Carson City County

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

0458729

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# LEGAL DESCRIPTION

Order No.: 96071160

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that property being a portion of the Northwest quarter of Section 25 and the Southwest quarter of Section 24, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Lot 10, as shown on the final map of Green Acres filed with the Douglas County Recorder in Document No. 34001; thence along the South line of said Lot 10, N 71°26'10" E 357.11 feet to the True Point of Beginning; thence continuing along said South line, N 71°26'10" E 986.85 feet to the Northeast corner of Adjusted Parcel "C" as shown on that Record of Survey filed with the Douglas County Recorder in Document No. 296763; thence along the East line of said Adjusted Parcel "C", S 18°26'35" E 681.16 feet to a point on the section line between said Sections 24 and 25 (said point bears N 89°54'56" W 201.70 feet from the South quarter corner of said Section 24); thence continuing along said east line, S 18°38'52" E 306.87 feet to the Southeast corner of said Adjusted Parcel "C"; thence along the South line of said Adjusted Parcel "C", S 71°30'07" W 931.63 feet; thence N 24°35'34" W 992.44 feet to the South line of said Lot 10; thence N 18°32'25" W 302.74 feet to a point on a non-tangent curve on the South right-of-way of Green Acres Drive; thence from said point, from which a radial line bears N 20°37'53" W; thence Easterly along said right-of-way along the arc of a 6017.63 foot radius curve concave to the Northwest having a central angle of 00°28'35", an arc length of 50.03 feet; thence S 18°32'25" E 304.75 feet to the True Point of Beginning.

Said land is also shown as Parcel B as set forth on that certain Record of Survey recorded November 9, 1995 in Book 1195, Page 1499, as Document No. 374514, Official Records.

Assessors Parcel No. 19-290-36

REQUESTED BY  
*Astonian Trade Resources*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 JAN 14 P4:24

0458729

LINDA SLATER  
RECORDER  
PAID *K2* DEPUTY

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